



Executive Summary



Prepared by
Planning and Development Services Department
City of San Marcos

Adopted February 1996

CITY OF SAN MARCOS

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Jane Hughson, Planning and Zoning Commission
Linda Keese, Planning and Zoning Commission - served 10/94 - 7/95
Leslie Saucedo, Planning and Zoning Commission - served 10/94 - 7/95
Michael R. Davis, Chairman, Planning and Zoning Commission - served 2/94 - 10/94
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SAN MARCOS HORIZONS

Executive Summary

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SAN MARCOS HORIZONS

Introduction to San Marcos Horizons

San Marcos Horizons is the City of San Marcos' master plan and is intended to guide the growth of the city over the next decade. It is a plan that is based on the community's vision of what San Marcos can become and how it wants to look in the future. This community vision is the starting point for an action plan that outlines policy recommendations for the growth and physical development of the community. It states the city's goals regarding future land uses and establishes coordination with related infrastructure master plans. San Marcos Horizons provides the basis for the development of programs and services that have an impact on the physical development of the city, and provides direction regarding coordination with other public and private entities on the implementation of its stated goals. The San Marcos Horizons jurisdiction includes the City of San Marcos and its two-mile Extra-Territorial Jurisdiction (ETJ). The City of San Marcos Jurisdiction is presented on Map 1-1.

Overview of Plan Contents

San Marcos Horizons contains four principal chapters: San Marcos Today, San Marcos Trends, San Marcos Tomorrow, and San Marcos Action Plan. **San Marcos Today** is a profile of existing conditions in the community. This chapter includes factual information on the history of San Marcos, the regional setting, the natural environment, the built environment, the people of San Marcos, the economy of San Marcos, and existing community facilities. San Marcos Today describes the present foundation upon which the future community will be built.

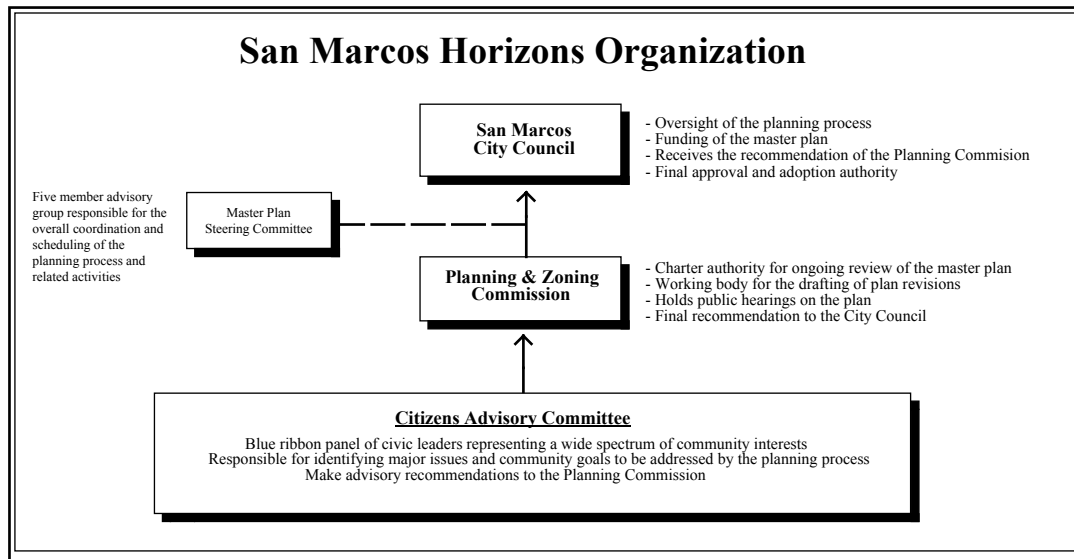
San Marcos Trends describes the national, state, regional, and local trends impacting the physical, economical, and social development of San Marcos. This chapter includes information on population, demographics, economic, construction, and utility trends. This chapter describes the forces, both within and outside the community, that are influencing the growth of San Marcos.

San Marcos Tomorrow is the community's vision for the future physical development of the city. This chapter includes the future major thoroughfare, land use, annexation, community facilities, and downtown plans. Each of the individual master plan elements includes future policies for the city. This chapter establishes a vision of the overall image of what the community wants to be and how it wants to look in the future.

San Marcos Action Plan includes a set of implementation actions that are necessary to achieve the community's vision. Implementation actions are included for each master plan element in San Marcos Tomorrow. This chapter provides specific actions and tasks to turn the vision into reality.

San Marcos Horizons Planning Process

In late 1993, the master planning process began with the formation of the San Marcos Horizons Plan Steering Committee. This five-member steering committee developed a general outline and time schedule for plan preparation. In addition, the steering committee solicited volunteers to serve on the Citizens Advisory Committee (CAC). The chart on the following page presents the organization of the San Marcos Horizons process. In February 1994, the City Council appointed 55 citizens to the CAC. The CAC included representatives from a wide spectrum of community interests and was charged with developing a vision for the future of San Marcos. The committee identified major issues and community goals to be addressed by the master planning process.



The CAC participated in a series of workshops scheduled throughout the spring and early summer of 1994. The first workshop included an exercise where the CAC determined the overall opportunities for and problems faced by San Marcos. The CAC was then divided into six focus groups: community growth and land use, community facilities, economic development, natural and cultural resources, town center, and transportation. Each focus group developed goals and objectives for issues specific to its focus. Lastly, the CAC developed a vision statement for San Marcos.

In the spring and summer of 1995, the CAC participated in another series of workshops. The goal of these workshops was to review and reach consensus as a committee on the draft version of San Marcos Horizons. Average attendance of the CAC during these workshops was 30 members. On July 31, 1995, the CAC voted to approve the draft version of San Marcos Horizons and forward the document to the Planning and Zoning Commission.

Upon completion of the committees' work, San Marcos Horizons was presented to the Planning and Zoning Commission. The Planning and Zoning Commission conducted four public hearings at various sites located throughout the city. After the public

hearings, the Planning and Zoning Commission unanimously recommended approval of the plan on October 10, 1995.

Upon completion of the commissions work, San Marcos Horizons was presented to the City Council. During the fall of 1995, the Planning and Development Services Department staff conducted five summary presentations of the master plan to the City Council. On February 26, 1996, the City Council adopted San Marcos Horizons as the city's new Master Plan.

San Marcos Horizons Update Process

The updating process for San Marcos Horizons is intended to change the master planning process in San Marcos. In the past, San Marcos has completed a new master plan every 10 to 15 years. The San Marcos Horizons update process is designed to be an on-going planning process with continuous review and revisions. To keep the plan viable, it will be continuously monitored and revised. The scope and extent of the plan revisions will depend on the rate and trends of growth, the availability of new data, and other changes which affect the viability of the plan.

In addition, as new land is added to the city's extra-territorial jurisdiction, land use amendments will be prepared to expand the geographical scope of the Master Plan as the city grows.

SAN MARCOS TODAY

FACTS AT A GLANCE

Form of Government	Council/Manager
Land Area.....	17.3 Square Miles
City Population (as of January 1, 1995).....	37,011
City Assessed Property Value (1994-95)	\$755,680,689
Total City Budget	\$49,877,345
City Tax Rate (1994-95).....	\$0.46
Operating & Maintenance	\$0.16
Debt Service	\$0.30
City Sales Tax	1.5%
Bond Ratings	
Moody's	A
Standard & Poors.....	A
Fire Department (Full-time Personnel)	32
Police Department (Commissioned Officers)	65
Total City Employees (as of October 1, 1994).....	408
Park Sites	20
Park Acreage.....	160.8
Miles of City Streets	125
Miles of Water Lines	140
Miles of Wastewater Lines	140
Public Library Volumes (1994).....	86,518
Library Circulation (1994)	376,472
Value of Building Permits (1994)	\$28,114,145
Hays County Unemployment Rate (1994)	3.5%
Hays County Per Capita Income (1990).....	\$11,500
Hays County Median Age (1990).....	26.6 Years
City Water Connections (as of December 31, 1994)	6,008
Electrical Customers (as of December 31, 1994).....	13,263
Rainfall in San Marcos (1994)	40.9 inches
Median Daily Temperature.....	68°F
Educational Enrollments	
San Marcos C.I.S.D. (1994)	6,505
San Marcos Baptist Academy (1994)	340
Southwest Texas State University (1994).....	20,932
Gary Job Corps Center (1994)	2,025

SAN MARCOS TODAY HIGHLIGHTS

The Natural Environment

- The Balcones Escarpment, which runs through the center of San Marcos, splits the city into two contrastingly beautiful regions -- the scenic canyon-traversed Texas Hill Country to the west and the rich, gently rolling farmlands to the east.
- Land elevations in the San Marcos area reach heights over 1,000 feet above sea level.
- The centerpiece of San Marcos is the spring-fed San Marcos River that meanders through the city between park-lined banks.
- San Marcos has a mild climate with approximately 230 days of sunshine annually.
- San Marcos has an annual median temperature of 68°F with an annual average rainfall of 33 inches.
- Several species of aquatic vegetation and animals in the San Marcos River are included on the Federal Endangered Species List.

The Built Environment

- The City of San Marcos encompasses 17.3 square miles and its land area is 69% developed.
- San Marcos has over 11,000 residential units, 53% multifamily, 41% single family, and 6% mobile homes.
- The majority of the primary thoroughfares and traffic signals in San Marcos were built as part of the state highway system and are owned and maintained by the state.
- The San Marcos Central Business District (CBD), developed during the late 1800's, is the largest, most intensely developed mixed-use area in the city. The focal point of the CBD is the traditional courthouse square, designated on the National Register of Historic Places.

- Southwest Texas State University is the state's seventh largest university with approximately 21,000 students. The campus is built atop hills overlooking San Marcos and dominates the city's skyline.

The People of San Marcos

- Currently, 37,011 people live in San Marcos.
- Southwest Texas State University has approximately 21,000 students. Fifty-one percent of these students live in San Marcos while the remaining commute to school from outside the city.
- The people of San Marcos are ethnically diverse. The population is 57% White, 37% Hispanic, 5% Black, and 1% other.
- The people of San Marcos are predominantly young. The median age in San Marcos is 23 years old.
- The people of San Marcos have a median family income of \$23,757.
- Forty-six percent of the people of San Marcos live in family units. The remaining 54% live alone or with roommates.
- Average household size in San Marcos is 2.4 persons per household.
- Two-thirds of the people of San Marcos over 18 years have at least some college education.

The Economy of San Marcos

- San Marcos enjoys a strong and stable economy built around education and government. The city's economy is diversifying and gaining strength in the tourism, retail, manufacturing, and health services sectors.
- Over 17,000 people are employed in San Marcos. The largest public sector employers in San Marcos are Southwest Texas State University, the San Marcos Consolidated

Independent School District, Hays County, the City of San Marcos, and Aquarena Springs Resort.

- The largest private sector employers are the San Marcos Factory Shops, Tanger Factory Outlet Center, Central Texas Medical Center, Marshall Gas Controls, and H.E.B. Food Stores.
- The development of two factory outlet retail centers in San Marcos has had a strong impact on the tourism industry in San Marcos. The San Marcos Factory Shops and the Tanger Factory Outlet Center have a combined total of over 150 outlet stores covering over 600,000 square feet. The centers annually attract more than 3.7 million shoppers and employ more than 1,350 persons.
- The outlet malls, Aquarena Springs, Wonder World, historic districts, and outdoor water recreation are the city's main tourist attractions.

Community Facilities

- The City of San Marcos owns various facilities including the City Hall complex; police headquarters; three fire stations; a public library; the San Marcos Municipal Airport; a wastewater treatment plant; the Women, Infants and Children program building; a water treatment plant; and the San Marcos Electric Utility.
- The San Marcos Municipal Airport is classified as a reliever airport and its land area covers over 1,300 acres.
- The City of San Marcos owns and maintains 20 parks throughout the city.
- San Marcos Consolidated Independent School District serves over 6,500 students in pre kindergarten to 12th grade on nine campuses.
- The Central Texas Medical Center is a 109-bed acute-care hospital housing more than 30 medical services departments serving San Marcos and the surrounding areas.

SAN MARCOS TRENDS HIGHLIGHTS

Population Trends

- The City of San Marcos is located in the rapidly growing Austin-San Marcos Metropolitan Statistical Area.
- The City of San Marcos population has almost tripled in the past 40 years rising from 9,980 in 1950 to 28,743 in 1990.
- Southwest Texas State University students comprise nearly one third of San Marcos' population.
- The City of San Marcos is projected to more than double in population by the year 2020, reaching a population of approximately 70,000.

Demographic Trends

- The large number of students at Southwest Texas State University gives San Marcos a large youthful component to its population. The median age in San Marcos is 22.7 years.
- The ethnicity of San Marcos is changing. Between 1980 and 1990, Anglos, the largest ethnic group, decreased 2% to comprise 57% of the population. Hispanics accounted for 37% of the population, up slightly from 1980.
- The average household size in San Marcos decreased from 2.8 in 1980 to 2.4 persons per household in 1990.
- Renter occupied units comprised 62% of the total housing units in 1990, up from 50% in 1980.
- In San Marcos, the median household income declined from \$18,000 in 1979 to \$14,800 in 1989. During the same period, poverty levels increased from 18% to 22%.

Economic Trends

- The unemployment rate in San Marcos is lower than in the state of Texas but higher than the Austin-San Marcos MSA. The San Marcos average unemployment rate in 1994 was 5.0%.
- Reported taxable sales have more than doubled over the past decade, reaching \$651 million in 1993. The opening of the San Marcos Factory Shops and the Tanger Factory Outlet Center in the early 1990's accounted for a large portion of this increase.
- Employment in San Marcos is projected to remain strong throughout the remainder of the decade, as expanding retail, manufacturing, and tourism industries provide a solid base for continued economic growth.

Construction Trends

- Residential construction in San Marcos was robust during the early and mid 1980's. However, construction activity slowed during the late 1980's and early 1990's, mirroring the statewide economic recession.
- In 1993, residential construction activity began to rebound as the single family market fueled this upward trend. No multifamily or two-four family projects built between 1988 and 1994.
- Nonresidential construction in San Marcos has been active over the past decade. Nonresidential activity reached a all-time high of \$19 million in 1993. Commercial and public projects were the main contributors to the activity.

Utility Trends

- The number of water, wastewater, electric, gas, and telephone connections have continually increased over the past decade. All connections reached all-time highs in 1994. Telephone connections represented the largest increase. The number of connections rose from 13,753 in 1981 to 25,076 in 1994, an 82% increase.

SAN MARCOS TOMORROW VISION STATEMENT

We, the members of the Citizens Advisory Committee, envision San Marcos as:

- A dynamic community that grows more attractive and seeks to enhance its great natural beauty, rich architectural heritage, and small town charm for the enjoyment of both residents and visitors by carefully managing its growth and protecting its unique quality of life;
- A community that recognizes its unique environmental setting and actively works to protect the Edwards Aquifer, the San Marcos Springs, the San Marcos River, and other natural resources;
- A community that fosters cooperative efforts among public and private entities, organizations, neighborhoods, and individuals to identify and meet community needs;
- A city that actively seeks economic growth that benefits the entire community while protecting its natural resources and quality of life;
- A community that offers a wide range of transportation options and has a safe and efficient street system;
- A city that provides services, facilities, and infrastructure in a timely, fiscally and socially responsible manner;

- A city with a foundation of safe, stable neighborhoods which offer a sense of community and civic pride;
- A city that celebrates its rich ethnic heritage and cultural diversity while building partnerships that strengthen the community;
- A community with diverse educational resources that offer a broad range of high quality educational and training opportunities to achieve personal and professional goals; and
- A city that has a vital and economically thriving downtown area which remains a historic, cultural, and diversified business center of the community.

SAN MARCOS TOMORROW CITIZENS' GOALS

The six focus groups of the Citizens Advisory Committee developed the following major goals for San Marcos:

Natural and Cultural Resources

Goal 1 - Natural Resources

Protection of the San Marcos and Blanco Rivers

The public and private sectors should work together to protect the San Marcos and Blanco rivers as vital ecological habitats, aesthetic amenities, tourism resources, and sources of the city's identity.

Protection of the Edwards Aquifer

The city shall protect water quality and control appropriate development over the Edwards Aquifer.

Other Natural Resources

The city shall protect and control appropriate development of other natural resources within the city.

Resource Conservation

The city and its residents should reduce resource waste, use resources more efficiently, and promote policies that encourage and reward such activities.

Goal 2 - Cultural and Neighborhood Resources

Historic Preservation

The city shall protect and renovate its culturally and historically significant structures/features and protect and enhance its neighborhoods so that the neighborhoods and the city maintain a distinct and unique identity.

Arts and Culture

The city shall encourage, enhance, and coordinate arts and cultural activities.

Goal 3 - Social Resources

The community shall coordinate and facilitate social services through well located, easily accessible facilities and better coordination of programs.

Community Growth and Land Use

Goal 1 - Growth Management

Carefully manage and direct the growth that will inevitably occur in and around San Marcos to ensure that the high quality of life enjoyed by the residents of the community is enhanced.

Goal 2 - Annexation

Pursue an aggressive policy of annexation to protect the community's tax base and to establish better control over the quality of development that occurs at the fringe of the urbanized area.

Goal 3 - Neighborhood Conservation/Revitalization

Provide measures which will stabilize existing neighborhoods and protect them from deterioration or the encroachment of incompatible land uses.

Goal 4 - Community Growth

New growth should "pay its own way" except when public/private partnerships are encouraged in the "preferred growth corridors."

Transportation

Goal 1 - Mobility

Improve the overall mobility of citizens in the community, as well as thru-travel, across-town travel, by implementing a well-coordinated major thoroughfare plan which moves people and goods in a safe, expeditious, economical, and environmentally sensitive manner.

Goal 2 - FM 110

Accelerate efforts to develop FM 110, an outer loop around San Marcos.

Goal 3 - Traffic Flow

Enhance the flow of traffic in the community through signalization improvements, turn lanes and elimination of blind corners.

Goal 4 - Railroad Traffic

Provide solution to at-grade crossings of railroads, though either the relocation of the railroads to the east of town or the construction of grade-separated crossings, to improve the flow of traffic throughout the community and to link populated areas with emergency services.

Goal 5 - Alternative Modes of Transportation

Provide alternative modes of transportation in the community including public transit, bicycle, and pedestrian routes.

Goal 6 - Parking

Provide additional public parking throughout the city especially in the downtown/university area.

Community Facilities

Goal 1 - School Sites

Build public schools in locations which correspond to the growth of the student population in the district and are served by adequate public transportation and infrastructure.

Goal 2 - Parks

Plan sufficient park space to meet the recreational needs of the community as it continues to grow. Park facilities should meet a variety of recreational needs and should include both neighborhood parks as well as community-wide facilities.

Goal 3 - Emergency Services

Provide comprehensive emergency services (police, fire, EMS) to all parts of the community consistent with the population and infrastructure growth of the city.

Goal 4 - Social Services

Provide for the adequate coordination and delivery of social services to those who can most benefit from the services.

Goal 5 - Utility Systems

Provide and serve long-term water, wastewater and electrical service to the community at reasonable rates.

Goal 6 - Infrastructure

Provide expansion of public infrastructure in "preferred growth corridors."

Economic Development

Goal 1- Diversification of Economic Base

Maintain a diverse economic base for the community that is an enhancement to the quality of life.

Goal 2- Housing Availability

Provide an adequate supply of housing in all price ranges to support economic development efforts.

Goal 3 - Development of Airport Facilities

Realize the full economic potential of the San Marcos Municipal Airport as long as populated areas are not adversely affected.

Goal 4 - Community Gateways

Create attractive "gateways" into San Marcos which provide aesthetically pleasing and informative entrances into the community.

Goal 5 - Economic Development Funding

Provide adequate funding for economic development efforts to be competitive with cities of similar population and tax base.

Goal 6 - Tourism

Manage the development of tourism as a form of economic development in San Marcos.

Goal 7 - Incentives

Develop prerequisites for tax abatement and other incentives used to attract nonpolluting, low water using industries.

Goal 8 - Quality of Life

Recognize that quality of life is an economic development incentive used to attract the types of business and residents San Marcos desires.

Town Center**Goal 1 - Visual Entries into Downtown**

Create visual entries into downtown and Southwest Texas State University from all directions.

Goal 2 - Parking

Provide adequate and convenient parking for customers, students, and employees of downtown businesses.

Goal 3 - Downtown Circulation

Develop a coordinated transportation/circulation plan for the downtown/university area.

Goal 4 - Aesthetics/Visual Appearance

Improve the aesthetics/visual appearance of the downtown area.

Goal 5 - Security

Enhance the security of the town center including all public areas and buildings.

Goal 6 - Downtown Activities

Promote a variety of cultural activities and attractions in the downtown area.

SAN MARCOS TOMORROW PLAN CONTENTS

Major Thoroughfare Plan Contents

The Major Thoroughfare Plan of San Marcos Horizons describes a transportation system designed to improve mobility, especially in the east-west direction, for the next decade. A key element in the Thoroughfare Plan is the relocation of the Union Pacific Railroad tracks to the right-of-way of the proposed eastern section of FM 110 (San Marcos Loop). This project will solve a number of San Marcos area transportation problems including safety issues, relieving congestion, increasing east-west access east of IH-35, and reducing the number of at-grade crossings. The Major Thoroughfare Plan is presented on the following page.

The Thoroughfare Plan contains a classification system which includes the following functional classes of roadways:

- Expressways;
- Regional Highways;
- Major Arterials;
- Minor Arterials; and
- Collectors.

Future Land Use Plan Contents

The Future Land Use Plan on the following page is a graphic representation of the City's adopted land use policies as they relate to the physical characteristics of San Marcos. These policies establish the reasoning and set the design standards for the location, type, and density of development shown on the map. The land use patterns shown on the map are directed and achieved by those adopted policies. A key element in the Future Land

Use Plan is the discouragement of development in the environmentally sensitive areas in San Marcos, such as along the San Marcos River, Blanco River, creeks, and the Edwards Aquifer Recharge Zone. However, development is encouraged to occur in the "preferred growth corridors." The two "preferred growth corridors" include southeast San Marcos bounded by Hunter Road on the north and State Highway 123 on the east, and northeast San Marcos bounded by IH-35 on the west and State Highway 80 on the south. The Future Land Use Plan contains a classification system which includes the following types of land uses:

- Open Space and Floodway;
- Public and Institutional;
- Very Low Density Residential;
- Low Density Residential;
- Medium Density Residential;
- High Density Residential;
- Commercial; and
- Industrial.

Annexation Review Plan Contents

The Annexation Review Plan of San Marcos Horizons describes the recommended timetable for determining when areas of land should be evaluated for possible annexation into the City of San Marcos. The listing of an area on the Annexation Review Plan does not mean it will be annexed that year. It does indicate, however, that the city will do a cost / benefit study to determine the feasibility of annexation. The Annexation Review Plan will be revised and updated annually. The Annexation Review Plan categorizes proposed annexation areas by the year they will be considered for annexation. The Annexation Review Plan is presented on the following page.

Community Facilities Plan Contents

The Community Facilities Plan of San Marcos Horizons contains existing community facilities and analyzes future needs and potential locations for additional facilities.

Existing and proposed facilities in the Community Facilities Plan include:

- Parks and Preserves;
- Fire Stations;
- The Police Station;
- The City Hall Complex;
- San Marcos Public Library.
- The Activity Center (planned);
- San Marcos Cultural Arts Center;
- The City Cemetery; and
- San Marcos Municipal Airport.

Downtown Plan Contents

The Downtown Plan of San Marcos Horizons is a long-range plan aimed at revitalizing the downtown area of San Marcos. Some of the proposals included in the Downtown Plan rely upon the relocation of the railroad tracks and the City acquiring the abandoned railroad right-of-way. The following items are recommended to enhance the Central Business District:

- Pedestrian improvements including new sidewalks, landscaping, and lighting are proposed to enhance pedestrian movement between the downtown square, Southwest Texas State University, and the San Marcos River, as well as within the downtown area itself.

- Parking improvements include a proposed parking lot in the railroad tracks right-of-way between Edward Gary Street and C.M. Allen Parkway, north of Comal Street.
- An outdoor amphitheater and arts complex are proposed to be located along the banks of the San Marcos River, north of Children's Park and east of C.M. Allen Parkway.

SAN MARCOS ACTION PLAN IMPLEMENTATION ACTIONS

Major Thoroughfare Plan Implementation Actions

- The City will incorporate the Thoroughfare Plan into the Capital Improvements Program process.
- The City will revise the Subdivision Ordinance to implement the policies in the Thoroughfare Plan.
- The City will implement a Thoroughfare Plan amendment process for any development project that requests a revision to the Thoroughfare Plan.
- The City will review the Thoroughfare Plan every three years beginning in 1999.
- The City will update traffic counts annually and evaluate the need for transportation related improvements.
- The City will prepare a Transportation System Management Plan which includes improvements such as removing on-street parking where feasible, restrictions on driveway access, improvements in intersection signalization, adding right-turn lanes, adding continuous left-turn lanes, and elimination of blind corners.
- The City will work with the Texas Department of Transportation, Union Pacific Railroad, and Hays County to implement and construct FM 110 and relocate the railroad tracks to run in the east right-of-way of FM 110.

- The City will aggressively pursue grade-separated railroad crossings on major thoroughfares if the relocation of the railroad is determined to be unfeasible.
- The City will work with the San Marcos Parkway Association to establish project priorities and timelines for FM 110.
- The City will prepare a Hike and Bike Trail Plan to be adopted as an element of the Thoroughfare Plan.

Future Land Use Plan Implementation Actions

- The City will revise the zoning and subdivision ordinances to implement the policies in the Future Land Use Plan.
- The City will review the Future Land Use Plan every three years beginning in 1999.
- The City will revise the zoning and subdivision ordinances every three years beginning in 1999 to implement revisions to the Future Land Use Plan.
- The City will prepare sector plans to reduce the number of potential conflicts between the future land use map and the current zoning map.
- The City will prepare a San Marcos Growth Trends Report annually.
- The City will prepare a Historic Preservation Plan to be adopted as an element of the Future Land Use Plan.
- The City will revise population estimates and forecasts annually.

- The City will revise and update the Impact Fee Ordinance.
- The City will prepare city-initiated zoning cases to redesignate parcels zoned "M" district to current zoning district classifications.
- The City will initiate a program to amortize nonconforming uses.
- The City will initiate a program to amortize nonconforming signs and update the off-premise sign registration procedures.
- The City will revise the Planned Development District Ordinance.
- The City will prepare a River Management Plan in conjunction with Southwest Texas State University.
- The City will prepare and adopt a Blanco River Corridor Ordinance.
- The City will prepare and adopt a Watershed Ordinance to control water quality throughout the City and extra-territorial jurisdiction.

Annexation Review Plan Implementation Actions

- The City will incorporate the Annexation Review Plan into the Capital Improvements Program process.
- The City will develop a fiscal impact model to determine the costs of city services and potential revenues in areas proposed for annexation.

- The City will review the Annexation Review Plan annually.

Community Facilities Plan Implementation Actions

- The City will coordinate the implementation of the Community Facilities Plan with all infrastructure master plans.
- The City will incorporate the Community Facilities Plan into the Capital Improvements Program process.
- The City will prepare a Parks and Open Space Plan to be adopted as an element of the Community Facilities Plan.
- The City will develop a Sidewalk Improvement Program to be incorporated into the Capital Improvements Program.
- The City will review the Community Facilities Plan every three years beginning in 2000.
- The City will work with the San Marcos Consolidated Independent School District regarding the location of schools in accordance with the District's Facilities Master Plan.
- The City will locate a fire station on Hunter Road, south of Wonder World Drive, to serve the southwest section of the city, including the outlet malls, new schools, and residential areas proposed for annexation over the next five years.

- The City will work with the Federal Aviation Administration to secure funding for a fire station at the San Marcos Municipal Airport to serve the needs of the airport, the Gary Job Corp. Center, and the northeast portion of the city.

Downtown Plan Implementation Actions

- The City will incorporate the Downtown Plan into the Capital Improvements Program process.
- The City will prepare design guidelines for buildings in the downtown area.
- The City will create attractive "gateways" and improve signage to the downtown area.
- The City will prepare a Downtown Parking Management Plan in conjunction with Hays County and Southwest Texas State University.
- The City will work with Southwest Texas State University to implement the Downtown Plan in accordance with the SWT Master Plan.
- The City will review the Downtown Plan every three years beginning in 2000.